

10 Acres | T-5 | Camp Ruby Road
Camp Ruby Road
Livingston, TX 77351

\$122,500
10± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

**10 Acres | T-5 | Camp Ruby Road
Livingston, TX / Polk County**

SUMMARY

Address

Camp Ruby Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.6776 / -94.720389

Taxes (Annually)

43

Acreage

10

Price

\$122,500

Property Website

<https://homelandprop.com/property/10-acres-t-5-camp-ruby-road-polk-texas/81909/>



MORE INFO ONLINE:

www.homelandprop.com

10 Acres | T-5 | Camp Ruby Road
Livingston, TX / Polk County

PROPERTY DESCRIPTION

Take your pick from several tracts on Camp Ruby Road! Desirable area with paved road frontage and newly extended electricity. Tracts have been mulched along the frontage with trails throughout. These properties are mostly loblolly pine with scattered hardwoods. Easily build your weekend cabin or full time homestead tucked away in the woods! Located in the Big Sandy school district and a short drive from the Naskila Casino along with easy access into Livingston. You'll feel secluded and rural while also enjoying local amenities. Light restrictions ensure quality and future maintenance. Ready for new owners to improve to their desire!

Utilities: Electric available by extension

Utility Providers: Sam Houston Electric Cooperative



MORE INFO ONLINE:

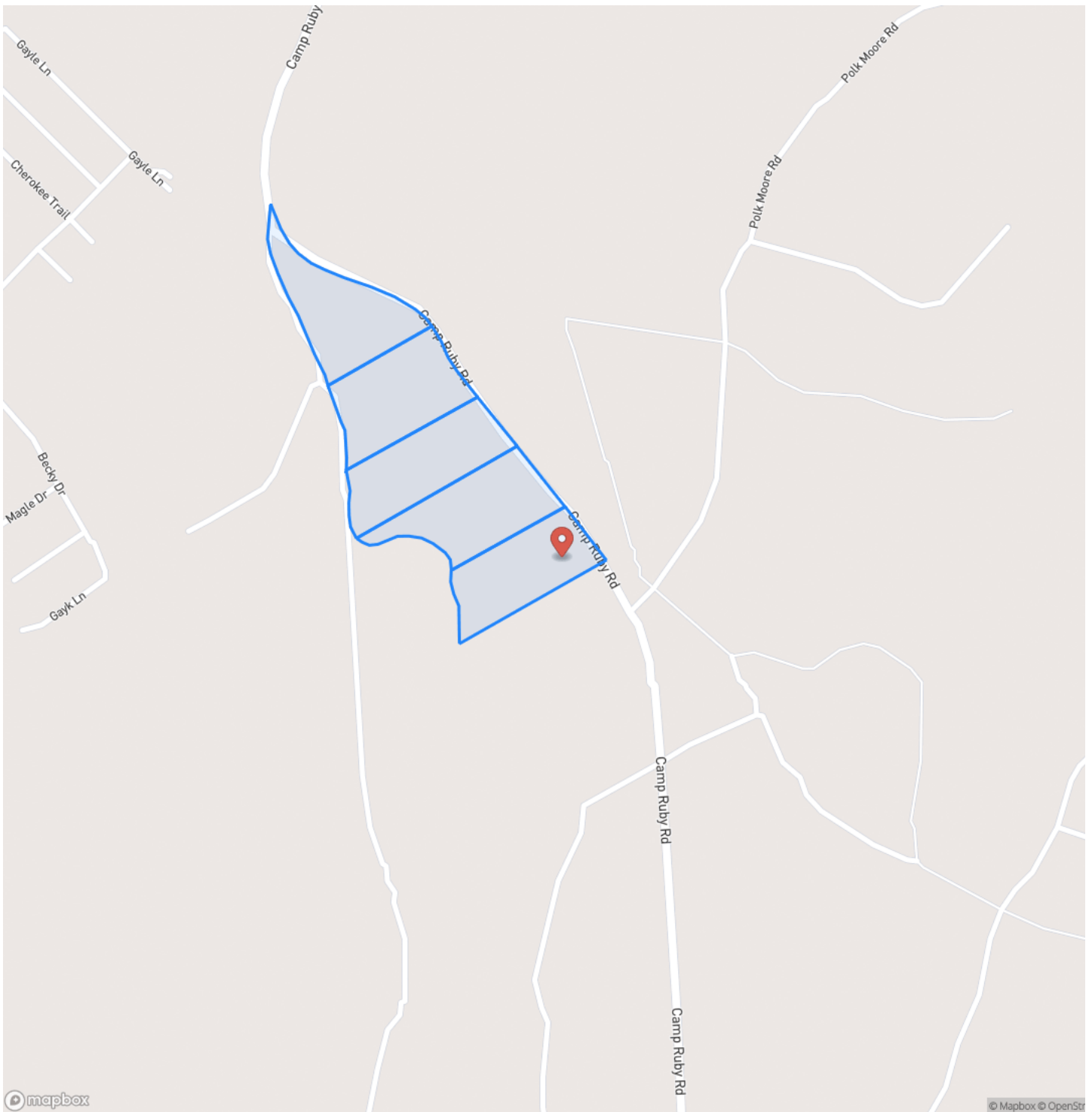
www.homelandprop.com

10 Acres | T-5 | Camp Ruby Road
Livingston, TX / Polk County



MORE INFO ONLINE:
www.homelandprop.com

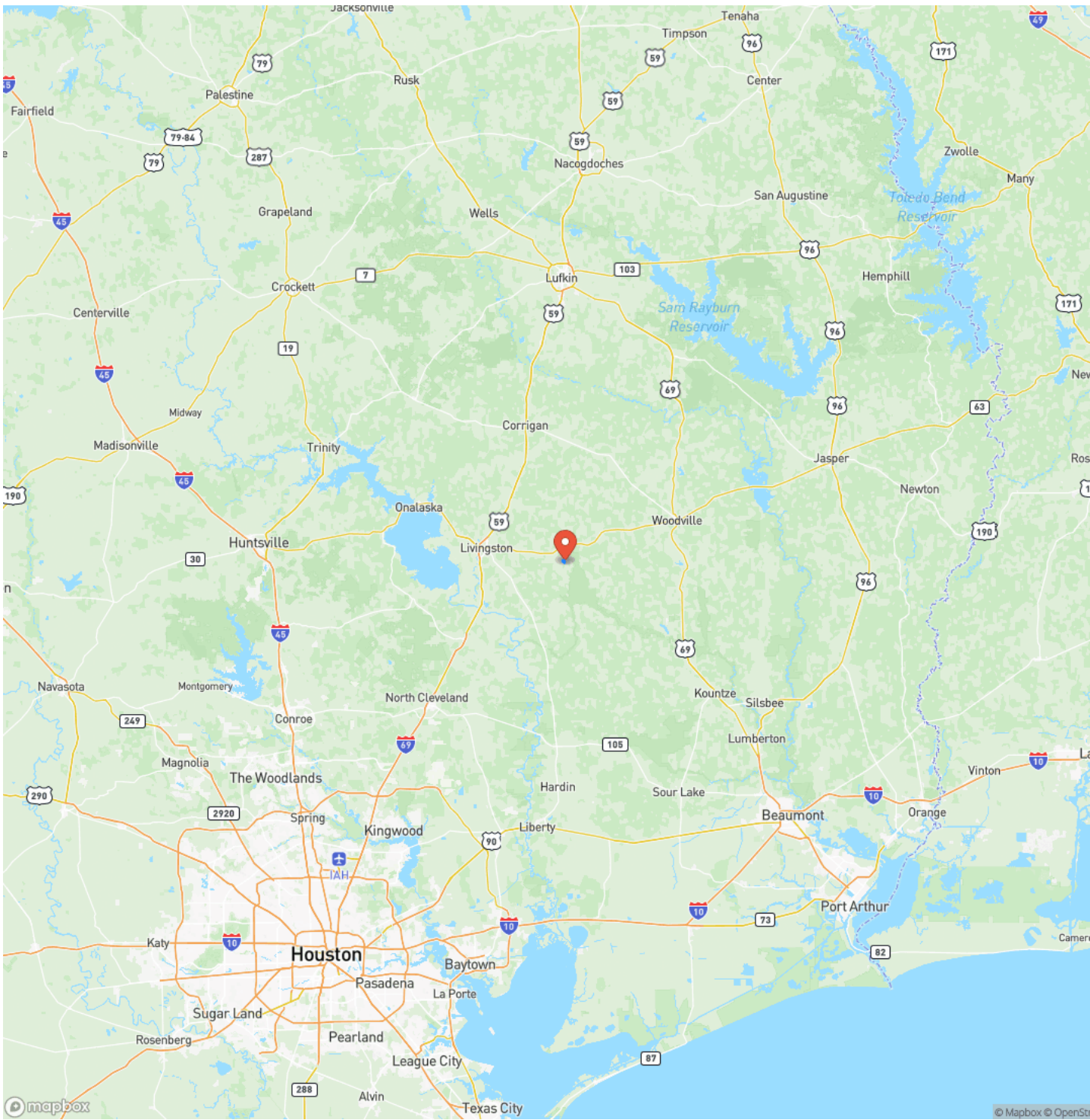
Locator Map



10 Acres | T-5 | Camp Ruby Road

Livingston, TX / Polk County

Locator Map

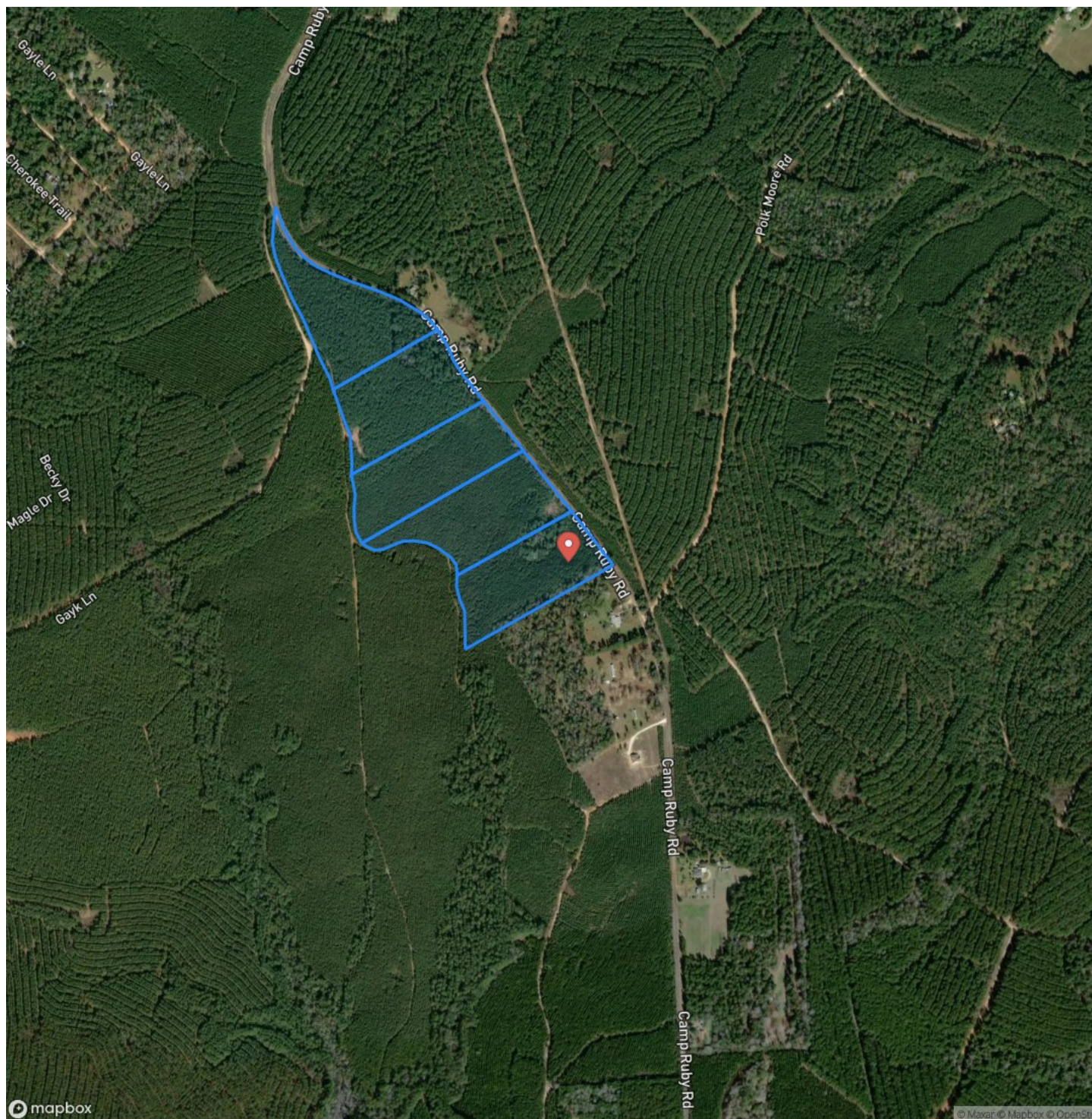


MORE INFO ONLINE:

www.homelandprop.com

10 Acres | T-5 | Camp Ruby Road
Livingston, TX / Polk County

Satellite Map



MORE INFO ONLINE:

www.homelandprop.com

**10 Acres | T-5 | Camp Ruby Road
Livingston, TX / Polk County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robbi@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com